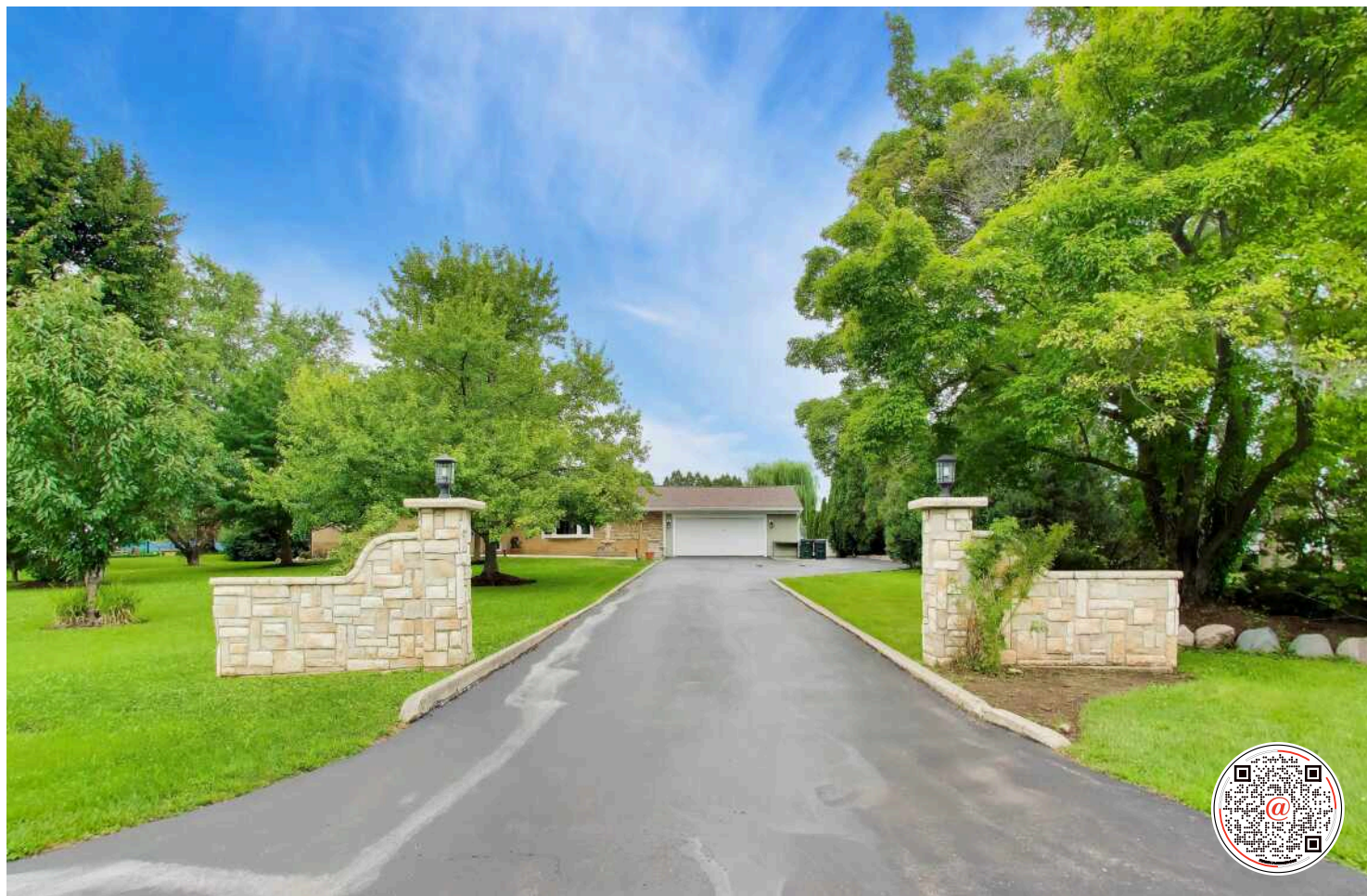


2940 VALLEY VIEW ROAD
WADSWORTH





4 BEDROOM
2.1 BATH

Rare opportunity to own a beautifully maintained, move-in-ready brick ranch on nearly an acre, complete with a detached finished multipurpose studio. Ideally located minutes from I-94, Gurnee Mills, Six Flags Great America, restaurants, parks, forest preserves, and shopping.

Elegant stone entrance pillars lead to a long private driveway and welcoming front patio. Inside, the bright, spacious floor plan features beautiful hardwood floors, abundant natural light, a floor-to-ceiling stone fireplace, skylights, formal living and dining rooms, and a stunning kitchen with granite countertops, white cabinetry, stainless steel appliances, brand-new cooktop and dishwasher, and ample workspace. Main-level laundry hookups are already in place.

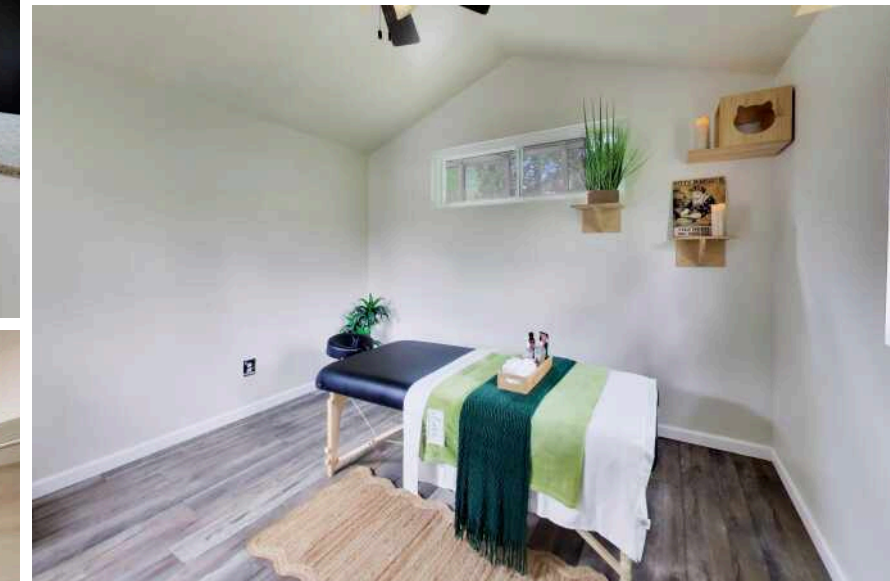
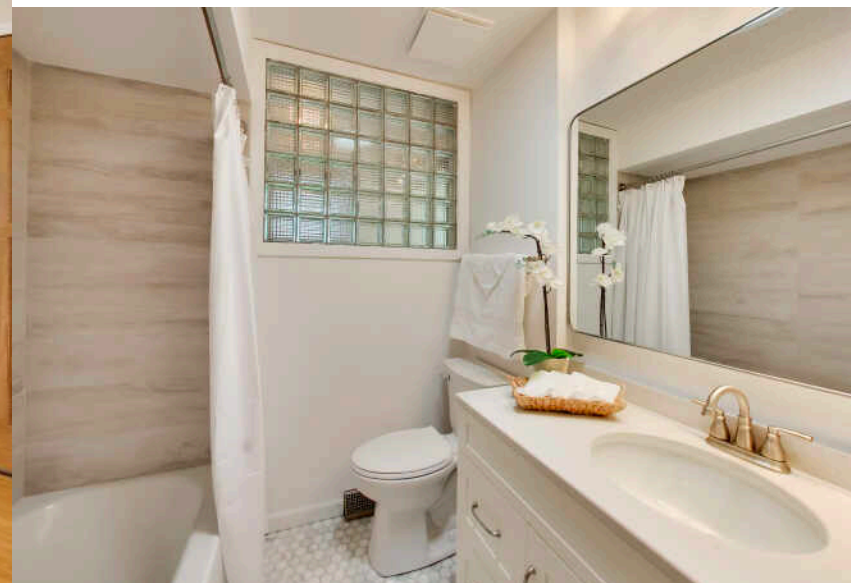
Three spacious bedrooms offer brand-new flooring and cedar-lined closets. A brand-new full bathroom and powder room complete the main level. The oversized heated 2.5-car attached garage includes a versatile mudroom for storage, pets, or everyday organization.

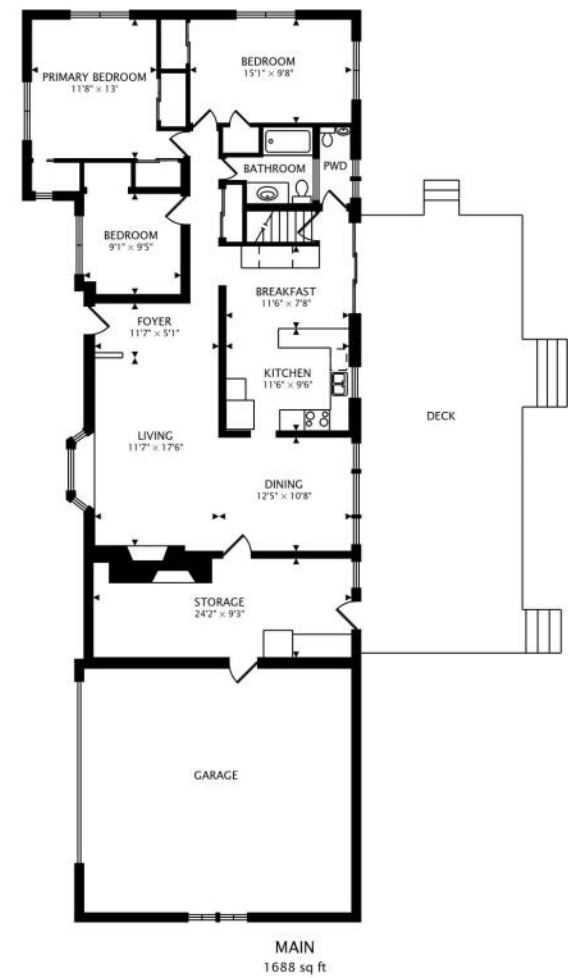
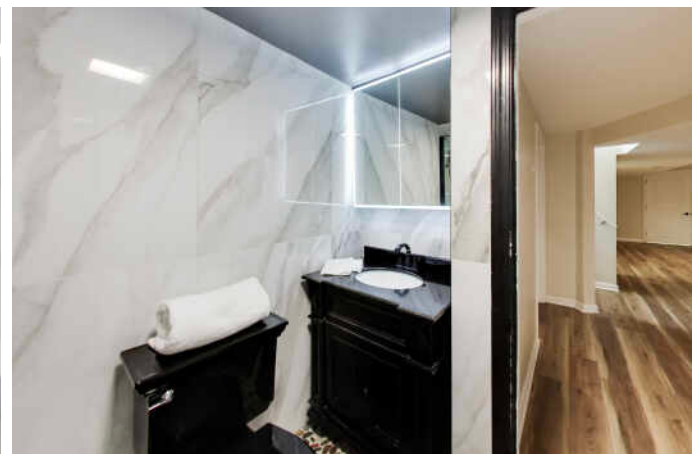
The finished basement adds tremendous living space with a family room, recreation/media room with potential fourth bedroom, newer full bath, laundry room, and abundant storage.

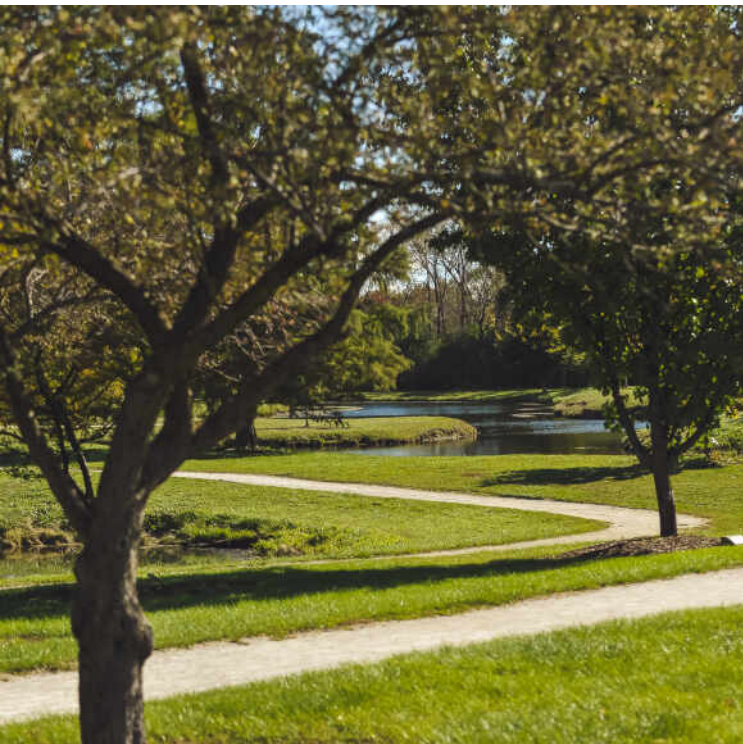
Enjoy a private backyard oasis with a maintenance-free deck, above-ground pool with sundeck and slide, hot tub, custom stone fire pit, fenced vegetable garden, and mature evergreens for privacy.

The detached finished studio is perfect for a home office, gym, yoga or wellness studio, art or music room, hobby space, or private retreat. A second detached structure provides additional storage and currently serves as a charming henhouse.

Recent improvements include a 3-year-old roof, siding, attic insulation and driveway; brand-new main-level bathroom, bedroom flooring, cooktop and dishwasher; maintenance-free deck; and beautifully renovated basement







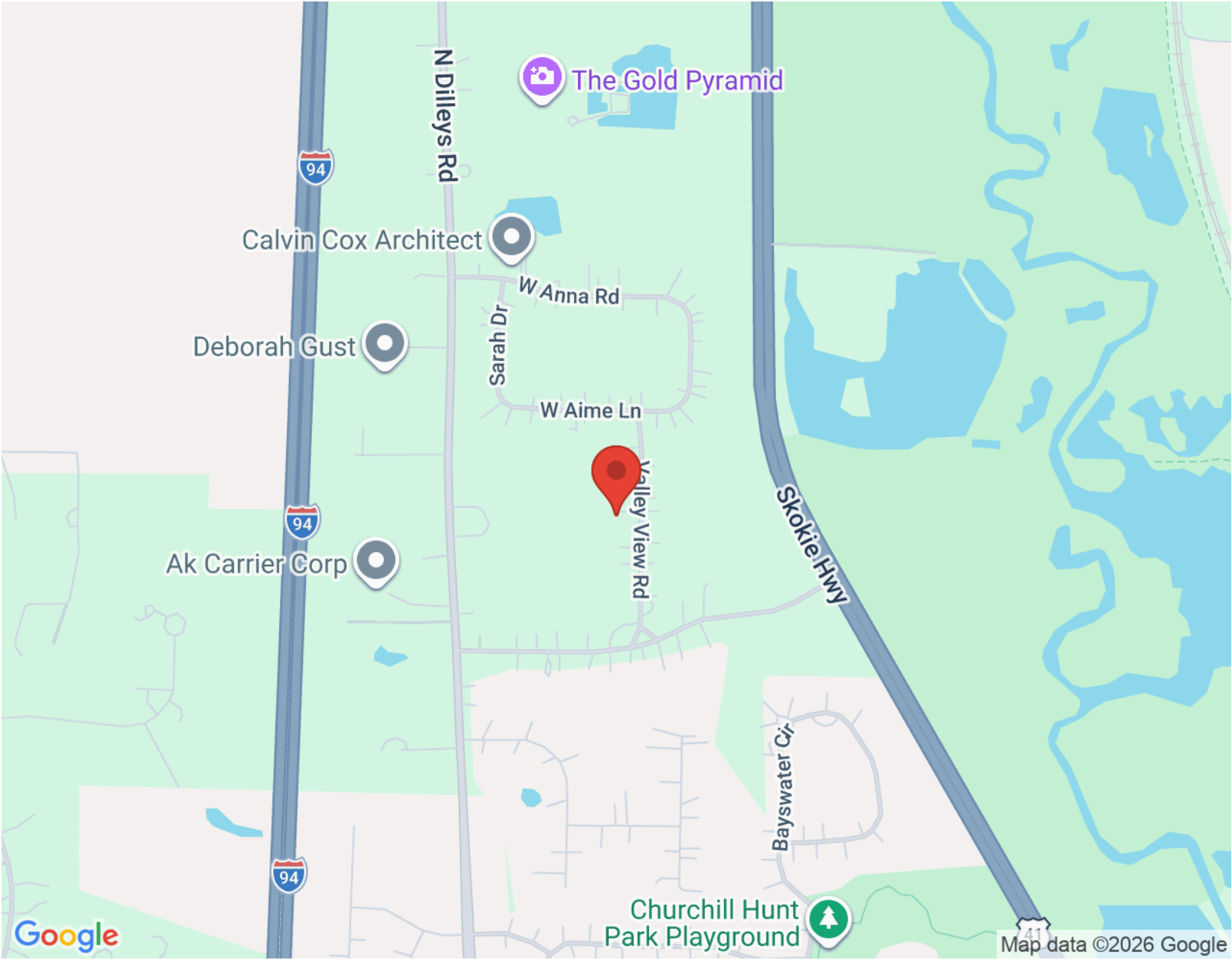
THE **VILLAGE OF WADSWORTH** IS HOME TO RURAL FARMS AND FOREST PRESERVES.

The village was founded by farmers and later named after a railroad shareholder when it was incorporated in 1962.

Residents by and large enjoy the quiet rural life here and have easy access to the Des Plaines River Trail and hiking, biking, riding, and fishing at Sterling Lake. Lake goers can also canoe and kayak, and they can go ice fishing when weather conditions permit.

To retain the area’s rural ambience and scenic setting, homes must be built on one acre or more with room between residences, farms, and Lake County Forest Preserve land holdings. Homes feature a range of styles such as Classic European, Colonial, and Tudor.

The community hosts several seasonal events including the Wadsworth Farmer’s Market from July through October and a fall festival with a pig roast, bonfire, hayrides, and live music.



NOTES _____



DIANA WOJCIK DOBRZYCKI

(773) 805-1111

847-797-0200

DIANAWOJCIK@ATPROPERTIES.COM

MANAGING REAL ESTATE BROKER LICENSED SINCE 1990



All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

